



## MECKLENBURG COUNTY

Land Use & Environmental Services Agency

### Code Enforcement

Q&A Consistency Meeting Agenda for Plumbing, March 2018

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1. **Question:** Is a separate demo permit required for a renovation?

**Answer:** Usually a separate demo permit is not required for a renovation, as the demo is part of the renovation and included in the renovation cost. A demo sheet should be provided in the plans and this should be looked at in the field to confirm construction is staying within the scope of work that was permitted. There are instances where the plans may still be in review and the contractor wants to get started. In this case the demo portion can be pulled out of the project and permitted separately. Another case would be where the owner wants to demo a space to make it more marketable and there is no tenant or renovation plans.

2. **Question:** Can a 50 gallon residential electric water heater be used as a storage tank for 2 tankless gas water heaters (199,000 BTU each)? Would it be considered a boiler?

**Answer:** Unless the manufacturer of the tankless water heaters or the 50 gallon water heater prohibited it, we can find nothing in the code that would prohibit it. It would not be considered a boiler, as there would not be a single piece of equipment 200,000 btu or greater. The tank would need to keep the T&P valve in place.

3. **Question:** I have come across a special request from client who would like to have their toilets designed to "European" standards where there is one toilet room that has private rooms/stalls with water closets but a common wash area for K-8 grade students. The code require separate facilities for each sex, but I am sure this sort of situation will come up more often now. There thought is that this will allow everyone equal choice...and they see it in Europe all the time as well as in childcare centers with "potties" that both sexes share between classrooms. Have you allowed such a common toilet facility yet?

**Answer:** We have had these request before, but we are unable to approve them. For an alternate to be approved, it be must be equal to, or greater than what the minimum code requires.



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4. **Question:** Can a homeowner permit and do HVAC and plumbing work on their own home?

**Answer:** Response from Licensing board:

Yes, they can on the home that is not intended for rent or sale, so if they live there they can do the work themselves.

5. **Question:** If I use a circuit vent, does an emergency floor drain count as one of the 8 fixtures? The codes says it counts as zero dfu.

**Answer:** Section 911.1 states, "A maximum of eight fixtures connected to a horizontal branch shall be permitted to be circuit vented." The code section does not mention dfu, only connected fixtures. The emergency floor drain would count as one of the eight allowed fixtures.

911.1 Circuit vent permitted. A maximum of eight fixtures connected to a horizontal branch drain shall be permitted to be circuit vented. Each fixture drain shall connect horizontally to the horizontal branch being circuit vented. The horizontal branch drain shall be classified as a vent from the most downstream fixture drain connection to the most upstream fixture drain connection to the horizontal branch.

6. **Question:** Can I break my circuit vent into two sections. Have 4 fixtures on one circuit vent and four on another circuit vent, or does all 8 fixtures need to be on one circuit vent?

**Answer:** Section 911.1 states, "A maximum of eight fixtures." Any number of fixtures may be connected to the circuit vent up to the 8 fixtures allowed.